

JOANN SCRUGGS,

Grantor

TO

PETER K. BALGORD, ET UX,

Grantees

JAN 26 2 17 PM '93

WARRANTY DEED

RECORDED 1-29-93
DEED BOOK 253
PAGE 483
W.E. DAVIS CH. CLK.

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, JOANN SCRUGGS, the unremarried widow of WADE B. SCRUGGS, who died on May 6, 1992, do hereby grant, bargain, sell, convey, and warrant to PETER K. BALGORD and wife, MAXINE A. BALGORD, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain real property lying and being situated in the City of Hernando, DeSoto County, Mississippi, and being more particularly described as follows:

Lot 9, Robison Square Townhomes, in Section 18, Township 3 South, Range 7 West, City of Hernando, DeSoto County, Mississippi, as shown by plat thereof recorded in Plat Book 27, Pages 13 and 14, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Grantor does further hereby convey to Grantees, warranting title thereto, the refrigerator, stove, washer, dryer, all drapes and curtains on the windows, the mirror over the fireplace, the candle holder, the large picture in the living room, and the shelf in the living room, all as located and situated in the residence located on the above described real property.

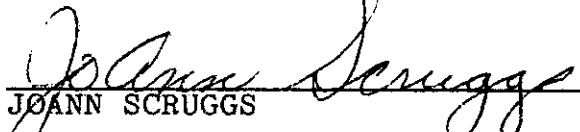
The above described real property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of the City of Hernando, DeSoto County, Mississippi; subject to any prior reservation or conveyance of oil, gas, or mineral rights of any kind or character whatsoever; subject to any matters which might be shown by an accurate current survey; subject to covenants, limitations, and restrictions of said subdivision as shown by plat of said subdivision of record in Plat Book 27, Pages 13 and 14, in the records of DeSoto County, Mississippi; and subject to taxes for the year 1993, which taxes are not yet due or payable but which constitute a lien which relates back to January 1, 1993.

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Taxes for the year 1993 have been pro-rated on an estimated basis to the date of this Deed. Taxes for 1993 and all subsequent years are to be the responsibility of Grantees, their heirs or assigns.

Possession of said real property shall be given to Grantees on or before one (1) week from the date of this deed.

Witness my signature, this the 26th day of January, 1993.


JOANN SCRUGGS

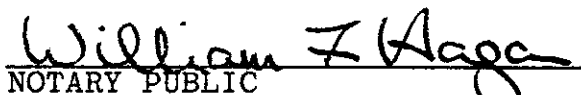
Mrs. Joann Scruggs
2164 Pleasant Grove
Hernando, MS. 38632
Home: (601) 429-0226
Work: None

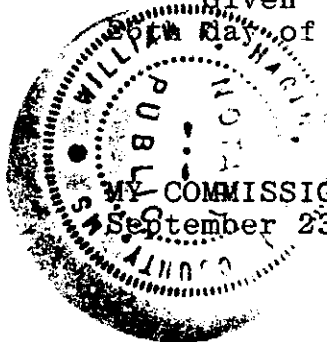
Mr. and Mrs. Peter K. Balgord
362 North Street
Hernando, MS. 38632
Home: (601) 429-0100
Work: (601) 429-5235

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named JOANN SCRUGGS, who acknowledged that she signed and delivered the above and foregoing WARRANTY DEED as her free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 26th day of January, 1993.


NOTARY PUBLIC



MY COMMISSION EXPIRES:
September 23, 1996